

South Orange

April 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	31-41 Church Street U204	OneFloor	1	1.1	71	\$480,000	\$399,000	\$425,000	106.52%	\$429,000	0.99
2	254 Academy Street	Victrian	4	1.0	0	\$585,000	\$585,000	\$585,000	100.00%	\$512,500	1.14
3	192 W Fairview Avenue	Colonial	3	2.0	8	\$549,000	\$549,000	\$601,000	109.47%	\$656,000	0.92
4	160 Ward Place	Colonial	3	1.1	9	\$649,000	\$649,000	\$675,000	104.01%	\$501,100	1.35
5	321 N Wyoming Avenue C3D	TwnEndUn	2	3.1	3	\$849,000	\$849,000	\$850,000	100.12%	\$638,500	1.33
6	50 Stewart Place	Colonial	3	2.1	8	\$725,000	\$725,000	\$875,000	120.69%	\$714,900	1.22
7	321 N Wyoming Avenue 3C	MultiFlr	3	3.1	112	\$972,000	\$895,000	\$930,000	103.91%	\$667,400	1.39
8	159 Raymond Avenue	Ranch	3	2.0	7	\$849,000	\$849,000	\$999,999	117.79%	\$809,900	1.23
9	321 N Wyoming Avenue	MultiFlr	3	3.1	8	\$869,000	\$869,000	\$1,038,000	119.45%	Renovated	
10	17 Elm Court	Colonial	4	2.1	8	\$929,000	\$929,000	\$1,200,000	129.17%	\$742,500	1.62
11	341 Redmond Road	Colonial	6	3.1	9	\$1,199,000	\$1,199,000	\$1,350,000	112.59%	\$1,106,500	1.22
12	351 Hillside Place	Victrian	6	3.1	8	\$1,292,000	\$1,292,000	\$1,526,000	118.11%	\$1,116,800	1.37
13	286 Tillou Road	Colonial	6	3.1	7	\$1,250,000	\$1,250,000	\$1,752,000	140.16%	\$1,002,700	1.75
14	71 Whiteoak Drive	Colonial	5	4.1	7	\$1,495,000	\$1,495,000	\$1,755,000	117.39%	\$1,201,300	1.46
15	411 Redmond Road	Colonial	4	3.2	10	\$1,495,000	\$1,495,000	\$1,860,000	124.41%	\$1,152,400	1.61
16	453 Tillou Road	Colonial	6	5.1	1	\$1,795,000	\$1,795,000	\$2,050,000	114.21%	Renovated	
AVERAGE					17	\$998,875	\$989,000	\$1,154,500	114.87%		1.33

"Active" Listings in South Orange

Number of Units: 20
Average List Price: \$812,045
Average Days on Market: 16

"Under Contract" Listings in South Orange

Number of Units: 34
Average List Price: \$1,009,056
Average Days on Market: 17



South Orange 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	29	36	40	17									27
List Price	\$968,444	\$752,375	\$650,300	\$989,000									\$889,750
Sales Price	\$1,066,222	\$784,813	\$712,400	\$1,154,500									\$997,592
SP:LP%	110.56%	105.67%	107.46%	114.87%									110.94%
SP to AV	1.37	1.29	0.95	1.33									1.30
# Units Sold	9	8	5	16									38
3 Mo Rate of Ab	0.89	1.10	2.35	2.04									1.60
Active Listings	10	10	17	20									14
Under Contracts	12	14	29	34									22

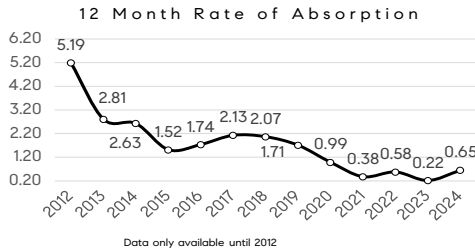
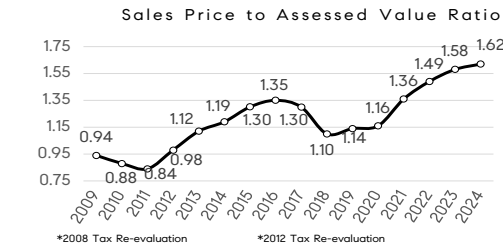
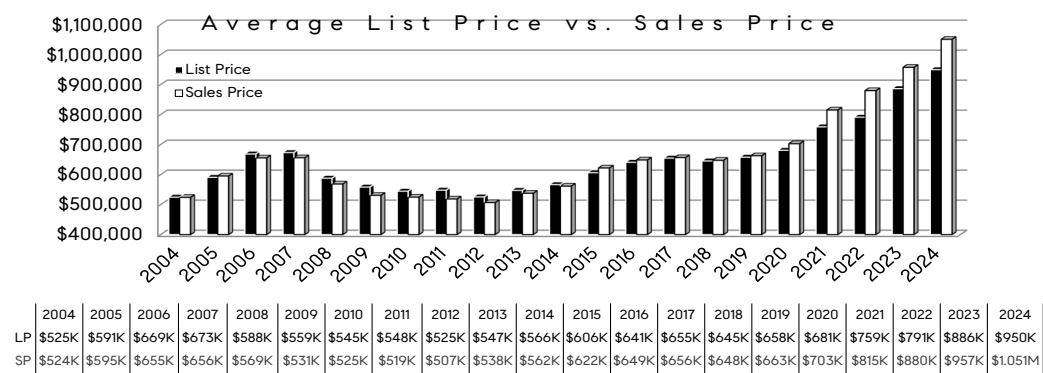
Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	22	27	22.75%
Sales Price	\$1,028,061	\$997,592	-2.96%
LP:SP	111.31%	110.94%	-0.33%
SP:AV	1.66	1.30	-21.65%



YTD	2024	2025	% Change
# Units Sold	33	38	15.15%
Rate of Ab 3 Mo	1.52	1.60	4.93%
Actives	16	14	0.00%
Under Contracts	19	22	17.11%

South Orange Yearly Market Trends



South Orange Yearly Market Reports

